

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – April 2, 6:30 P.M.

Members Present: Dave Grabowski, Chairperson; Gary Rosenbaum, Vice-Chair;
Tammy CitaraManis; Paul Yelder

Members Absent: Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Kimberley Flowers, Jeannine Matthews, William Mackey,
Bob Lalush, Randy Clay

PUBLIC MEETING

Mr. Grabowski opened the meeting at 7:02 p.m and advised that during the Public Meeting, the Board will discuss strategies and methods on how to handle ZRA 113 and the Downtown General Plan Amendment recommendation. They will not begin to discuss the merits of ZRA 113 and the General Plan Amendment until April 30. The record will be closed for ZRA 113 on April 16 at 5:00 p.m.

FDP-43-A-III – Final Development Plan Phase 43-A-III

Presented By: Tanya Maenhardt

Petition: For approval of amended Final Development Plan to eliminate the access/egress restrictions from the Site Design Criteria and to remove the Vehicular Ingress and Egress restriction line along Thunder Hill Road. The FDP area is located at the intersection of Maryland Route 175 and Thunder Hill Road.

DPZ Recommendation: Approval

Petitioner's Representative: Alex Kopicki, Mannekin, LLC on behalf of Walgreen's.

Ms. Maenhardt presented the request to the Board, which is an amendment to a previously approved and recorded FDP-43-A-III. She explained the purpose of the amendment is to eliminate the access/egress restrictions from the Site Design Criteria to remove the "Vehicular Ingress and Egress Restriction" line along Thunder Hill Road. She further explained that the proposal was submitted to the County in a Site Development Plan (SDP) and a Walgreen's store will be built on the property. In order to get the project moving along, this Final Development Plan (FDP) has to be amended. The Walgreen's plan has been presented to the Oakland Mills Village Board; there's been much discussion with the Village Board between DPW, the applicant and the applicant's consultant. The Village Board did approve the plan as designed, provided the applicant provide 163' deceleration lane. The Department of Planning and Zoning recommends approval of the FDP. Diane Schwarzman, Chief, Traffic Engineering Division of the DPW was present to answer questions.

Ms. CitaraManis asked if the access was absolutely necessary and Ms. Maenhardt explained that the site could be developed without that access, however, for truck deliveries it would be easier for trucks to exit on Twin Knolls Road.

Alex Kopicki, developer for Mannequin, LLC presented on behalf of Walgreen's. He introduced the team that accompanied him and reviewed the merits of the proposal. Mr. Kopicki explained that the site sits depressed in relevance to the elevations of Route 175 and Thunder Hill Road; there is 14,800 feet of property. The adjoining property is owned by the SHA. The entrance is oriented towards the intersection and access is a bit closer to intersection, the entrance would be pushed back towards Twin Knolls. Thunder Hill Road is the point of the discussions with the Oakland Mills Village Board (OMVB). Mr. Kopicki explained the traffic ins and outs. Walgreen's is a long-term lease and they will have vested dollars stipulated in the ground lease.

Motion:

Mr. Rosenbaum motioned not approve the FDP, and motioned for discussion. Ms. CitaraManis seconded the motion; the motion carried.

Discussion:

Mr. Rosenbaum questioned whether the HRD is supporting the FDP? Mr. Kopicki explained that the they have received letters of approval from the Director of Engineering, Robert Jenkins, and they approved the agres with the FDP/SDP. He further reported that Macia White of OMVB feels the new store will add a lot to the community and they are confident that it will work. Ms. CitaraManis commented that there were a lot of good points in the proposal; however, her concern is that the SHA doesn't approve of this County issue, and she agrees with Mr. Rosenbaum in that she is not convinced that it would serve the needs of the citizens but mainly the needs of the retailer. Her bottom line concern is the access, the agres is not a safe location. Mr. Yelder was torn on the issue and not comfortable with the entrance being place in the designated located. Mr. Grabowski disagreed and felt that no matter what lane, traffic will have to weave over and turn either way. He felt the deceleration lane is safer and a good solution.

Four citizens testified; two citizens were for the proposal: Mr. Kopicki and Marcia White. Two citizens opposed: Froydis Beckerman and Judith Gettleman.

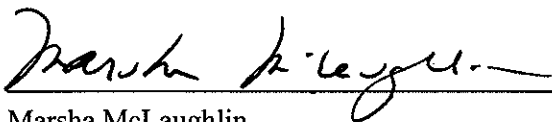
Vote:

3 No

1 Yea. The motion failed.

The Board went into a public worksession at approximately 9:10 p.m.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 9:52 P.M.



Marsha McLaughlin
Executive Secretary



Jeannine Matthews
Recording Secretary